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Apartment One-bedroom (2+kk)

€ 393 416 | CZK 9 800 000

85.08 m², Prachatice, Volary











Svoboda & Williams s.r.o. info@svoboda-williams.com www.svoboda-williams.com Prague +420 257 328 281 +420 724 551 238 Brno +420 543 250 711 +420 724 551 238 **Bratislava** +421 948 939 938 **PDF created** 25. 05. 2025, 21:01

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Total area	94 m²		
Floor area*	85 m²		
Loggia	9 m²		
Parking	Outdoor parking space		
Cellar	-		
PENB	В		
Reference number	107940		



* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This new two-room apartment with a loggia and parking is part of the ŠUMAVSKÝ RÁJ mountain residence, offering future owners maximum privacy and top-tier technological equipment. Located just 10 minutes from Lipno, in the mystical landscape of the Šumava National Park, it provides an ideal setting for hiking, cycling, or cross-country skiing. Lovers of downhill skiing can take advantage of the Lipno or Hochficht ski resorts.

The apartment, located on the 1st floor of a mountain residence, consists of a living room with a fully equipped kitchen, a bedroom, a bathroom with a shower and an entrance hall. The living room has access to the **loggia**. The price also includes **an outdoor parking space**.

The unit is equipped with a **Loxone** smart home system, allowing remote control of heating, lighting, and blinds. Facilities include **wood-aluminum windows** with electric blinds, **high-quality vinyl floors**, underfloor heating, a custom-made kitchen, **ash wood furniture**, and high-speed fiber-optic internet. The equipment also includes **a fireplace stove** that provides warmth and creates a cozy atmosphere. Central heat pumps from **Alpha Innotec** ensure thermal comfort. Common areas are protected by a video surveillance system and include a ski/bike room and a garden with a stone fire pit.

The quiet village of **Chlum u Volar**, located at the very edge of the Šumava National Park, offers easy access to skiing in **Hochficht**, Lipno, Kvilda, or Modrava. The area also offers other recreational activities, such as cycling along the Lipno reservoir, mountain hiking, **MTB**, an indoor pool in Volary, walks to the **Mrtvý Luh** peat bog or the **Soumarský Bridge** lookout tower, and the opportunity to learn about the traditions of **Šumava glassmaking** in nearby **Lenora**. Full civic amenities are available in Volary, 6 km away, and the drive from Prague takes about 2 hours.

Floor area 85 m², loggia 9 m².

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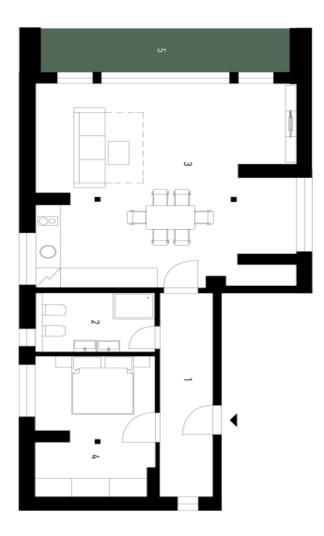
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Z půs 5. nař Tentař	Cell	ப	Užit Pod	4321	2 NI	M
Způsob výpačtu podlahové plochy je stanoven v sou s nařízením vlády č. 366/2013 Sb. Tento výkres byl zpracován pro marketingové úcely	Celková plocha Total area	Lodžie Balcony	Užitná plocha Usable area Podlahová plocha Floor area	Hala Hallway Koupelna Bathroom Obývací pokoj Living room Ložnice Bedroom	Apartmán 2 NP 1st floor	Šumavský rá
stanoven v souladu etingové účety.	94,08 m²	9,00 m²	83,55 m ² 85,08 m ²	10,34 m² 6,86 m² 10m 50,10 m² 16,25 m²	CHLUM 2 + kk 1 bdrm	ký ráj



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